

July 12, 1955

Mr. Fred P. Hart  
Associate Valuation Engineer  
Valuation Division  
State Board of Equalization  
Sacramento 14, California

Dear Sir:

SUBJECT: City of West Covina  
"West Covina Annexation District No. 130"

Proceedings for "West Covina Annexation District No. 130" to the City of West Covina were completed and the annexed territory became a part of the city on June 27, 1955 when the proceedings were filed by the Secretary of State.

The enclosed tabulation indicates the effect of this city annexation upon the special districts involved.

This statement, with the enclosed tabulation, legal description of boundary and map of the annexation, is submitted to you for filing in compliance with the provisions of Title 5, Division 2, Part 1, Chapter 3 (Sections 54900 et seq.) of the Government Code.

Yours very truly,

William J. Fox  
COUNTY ENGINEER

Harold A. Harris, Division Engineer

WAR-RFP:MCM

Encl. (3)

cc: J.R.Quinn, Co.Assessor  
Wm.R.Thomson, Dist.Tax Admr.  
H.D.Houston, Dep.Assr. (with encls.)  
L.H.Lucas  
File (2)v



WILLIAM J. FOX  
COUNTY ENGINEER  
ROBERT L. GREGORY  
CHIEF DEPUTY

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER  
MAPPING DIVISION  
108 WEST SECOND STREET  
LOS ANGELES 12, CALIFORNIA  
MADISON 9-4747

HAROLD A. HARRIS  
DIVISION ENGINEER  
W. H. KRELLE  
ASSISTANT DIVISION ENGINEER

July 14, 1955

SUBJECT: **City of West Covina**  
**"West Covina Annexation District No. 130"**

County Departments and Districts

Auditor  
Flood Control  
Forester and Fire Warden  
Health - Division of Vital Records  
Parks and Recreation  
Public Library  
Regional Planning  
Registrar of Voters  
Road  
Sanitation  
Sheriff  
Superintendent of Schools  
Tax Collector  
Judicial District  
California Highway Patrol  
Los Angeles City Board of Education

Gentlemen:

Proceedings for **"West Covina Annexation District No. 130"**  
to the City of **West Covina** were  
completed and the annexed territory became a part of the  
city on **June 27, 1955** when the proceedings  
were filed by the Secretary of State.

Yours very truly,

William J. Fox  
COUNTY ENGINEER

*Harold A. Harris*  
Harold A. Harris, Division Engineer



July 14, 1955

Annexation "West Covina Annexation District No. 130"

City of West Covina

Filed with the Secretary of State June 27, 1955

Territory covered by this annexation was automatically affected as follows:

Road District No. 1 \_ \_ \_ \_ \_ **Withdrawn From**  
L. A. County Public Library Tax \_ \_ **No Change**  
Metropolitan Water District \_ \_ \_ \_ **None** \_ \_  
L. A. County Flood Control District **No Change**  
County Sanitation District No. \_ \_ **None** \_ \_  
Sewer Maintenance District \_ \_ \_ \_ **None** \_ \_  
Lighting District \_ \_ \_ \_ \_ **None** \_ \_  
Lighting Maintenance District \_ \_ \_ **None** \_ \_  
County Fire Protection District \_ \_ **None** \_ \_  
School Districts:

**Covina School District-----No Change**  
**Covina Union High School District-----No Change**  
**Mount San Antonio Junior College District--No Change**

Other Districts:

**None**

Judicial Districts:

**Citrus Judicial District-----No Change**

Remarks:



CITY OF WEST COVINA  
"WEST COVINA ANNEXATION DISTRICT NO. 130"

Uninhabited Territory  
(Under Government Code Section 35300 et seq.)

Pursuant to a Resolution of the City of West Covina initiating proceedings; Ordinance No. 396 of the City of West Covina was adopted May 23, 1955 approving the annexation; notice filed with the Secretary of State June 27, 1955, the following described territory was annexed:

That portion of Lot 116 of Tract No. 930, in the County of Los Angeles, State of California, as per map recorded in Book 17, pages 38 and 39 of Maps, in the office of the County Recorder of said County, described as follows:

Commencing at a point in the southerly prolongation of the east line of Lot 55 of said Tract No. 930, distant thereon South  $1^{\circ} 04'$  West 221.40 feet from the southeast corner of said Lot 55, said point being the most southerly corner of the land, described in the deed to Hollenbeck Street Water Company, recorded December 20, 1917 as Instrument No. 8, in Book 6802 page 71 of Deeds, in the office of the County Recorder of said County, and being also in the westerly line of the land described in the deed to A.M. Hansen, recorded November 8, 1944 as Instrument No. 942 in Book 21459 page 27, Official Records, in the office of the County Recorder of said County; thence along the westerly line of said Hansen lands, the following courses: South  $1^{\circ} 04'$  West 253.69 feet, South  $30^{\circ} 12' 40''$  West 202.84 feet; South  $12^{\circ} 55' 40''$  West 67.89 feet to the true point of beginning; thence continuing along the westerly line of said Hansen lands, the following courses: South  $12^{\circ} 55' 40''$  West 136.51 feet, South  $33^{\circ} 15' 50''$  East 225.68 feet; and South  $8^{\circ} 47' 30''$  East 85.27 feet; thence still along said westerly line and its prolongation, South  $50^{\circ} 23' 20''$  East 215.04 feet; thence South  $10^{\circ} 06' 30''$  West 355.35 feet; thence South  $29^{\circ} 32' 30''$  East 155.25 feet; thence South  $2^{\circ} 05' 30''$  East 240.69 feet; thence South  $30^{\circ} 22' 20''$  West 255.92 feet; thence South  $23^{\circ} 16' 10''$  East 616.01 feet; thence South  $11^{\circ} 52'$  East 165.00 feet; thence at right angles to the easterly line of the land described as Parcel 1 in the deed to Emil G. Galster, recorded February 21, 1944 as Instrument No. 305, in Book 20612, page 319 of said Official Records, North  $88^{\circ} 56' 00''$  West 1400.89 feet to the last mentioned easterly line; thence along the said last mentioned easterly line North  $1^{\circ} 04' 00''$  East 1020.18 feet more or less to a point in the said last mentioned easterly line distant thereon South  $1^{\circ} 04' 00''$  West 260.78 feet from the northeast corner of the said land of Galster; thence South  $88^{\circ} 56' 00''$  East 373.87 feet; thence North  $18^{\circ} 09' 33''$  East 632.74 feet to a point distant South  $48^{\circ} 17' 30''$  East 80.00 feet from a point in the easterly prolongation of that line in the southerly boundary of the land described in the deed to George A. Ramirez, et al., recorded on September 8, 1948 as Instrument No. 1822 in Book 28199 page 24 of Official Records of said County, described in said



last mentioned deed as having a bearing of "South 86°42'30" West and a length of "98.00 feet", the last mentioned point being North 86°42'30" East along the last mentioned prolongation 80.00 feet from the southeasterly corner of the land described in the last mentioned deed; thence North 48°17'30" West 80 feet to said last mentioned prolongation; thence along the last mentioned prolongation and along the southerly line of the land described in the last mentioned deed South 86°42'30" West 178.00 feet; thence North 57°00'30" West 56.78 feet to a point on the easterly prolongation of the northerly line of the land described in the deed to San Jose Hills Water Co., recorded May 13, 1946 as Instrument No. 1340 in Book 23107 page 233, Official Records of said County, thence along said last mentioned easterly prolongation South 80°38'30" West 98.32 feet to a point that is North 80°38'30" East 261.16 feet along the said northerly line and the said last mentioned easterly prolongation from the northwesterly corner of the land described in said last mentioned deed; thence North 76°36'12" West 176.87 feet; thence South 72°01'30" West 101.44 feet to a point in the westerly boundary of that certain 30-foot easement conveyed by the Covina Highlands Development Co., to San Jose Hills Water Co. by deed recorded May 13, 1946 as Instrument No. 1343 in Book 23057 page 336, Official Records of said County, said westerly boundary being also the Easterly boundary of the City of West Covina as same existed on December 17, 1954; thence along the westerly boundary of the said 30-foot easement and the Easterly boundary of the City of West Covina North 11°46'00" West 86.10 feet to the beginning of a tangent curve in said last mentioned westerly boundary, said tangent curve being concave to the east and having a radius of 175.00 feet; thence along said curve through a central angle of 42°57'57", a distance of 131.23 feet to a point that is distant southerly measured along the said curve an arc length of 48.70 feet from the northerly terminus of the said curve in the said last mentioned westerly boundary, thence South 88°55'20" East 731.53 feet; thence North 35°46'15" East 402.47 feet; thence South 77°04'20" East to the true point of beginning, a distance of 50.08 feet.



Uninhabited Territory to the City of West Covina  
Filed with the Secretary of State: June 27, 1955  
Containing: 0.071 Sq. Miles  
C.S. Index: 47-C-6  
Scale: 1" = 200 Ft.

Uninhabited Territory to the City of West Covina  
Filed with the Secretary of State: June 27, 1955  
Containing: 0.071 Sq. Miles  
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Scale: 1" = 200 Ft.





*"WEST COVINA ANNEXATION DISTRICT  
No. 130"*

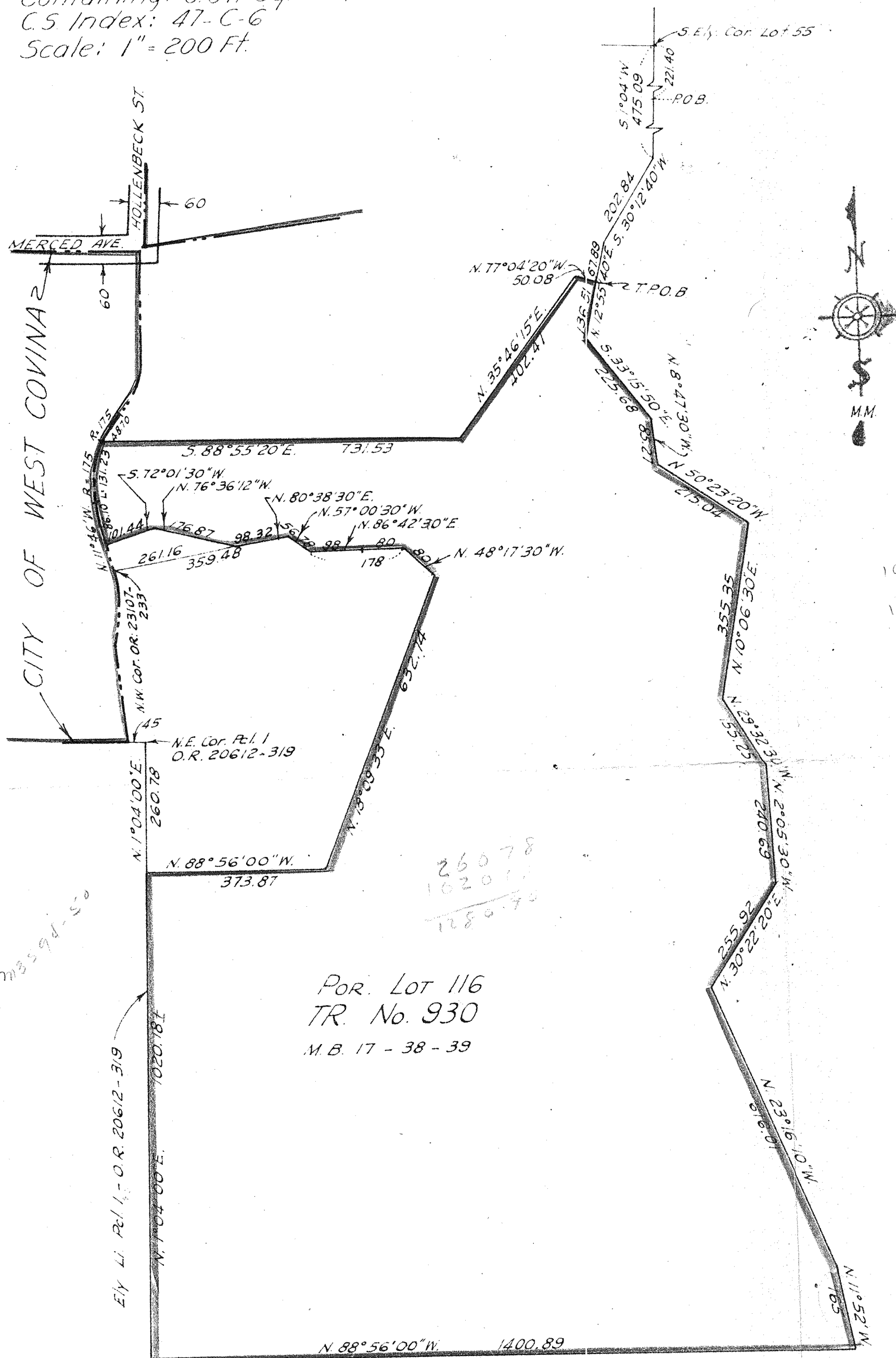
Uninhabited Territory to the City of West Covina

Filed with the Secretary of State: June 27, 1955

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Scale: 1" = 200 Ft.



WILLIAM J. FOX  
COUNTY ENGINEER  
C. S. INDEX

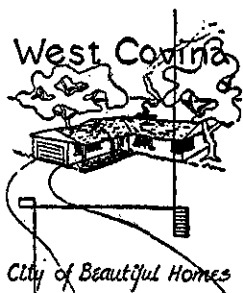
C. S. INDEX

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165  

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352.63





# City of West Covina

TELEPHONE EDGEWOOD 7-1254  
1444 WEST GARVEY BLVD.  
WEST COVINA, CALIFORNIA

RECEIVED  
COUNTY ENGINEER & SURVEYOR  
REFD TO

1955 JUL 8 AM 8 33

REP. REPLY FOR W.J.F., R.L.G.  
REPLY ADIN. INFO.  
DEPT. TO W.J.F., R.L.G., E.V.P.

OFFICE OF  
CITY CLERK

July 6, 1955

William J. Fox  
County Engineer and Surveyor  
108 W. 2nd Street  
Los Angeles 12, California

Dear Sir:

We are filing herewith a certified copy of Ordinance No. 396 of the City of West Covina with its respective map attached pertaining to West Covina Annexation No. 130 for your Surveying and Engineering Departments.

This annexation district was certified by the Secretary of State on June 27, 1955.

Very truly yours,

CITY OF WEST COVINA

Lela W. Preston  
Deputy City Clerk

LP:ecb  
Encl.



FILING BY THE SECRETARY OF STATE

I, Frank M. Jordan, Secretary of State of the State of California, do hereby certify:

That on the 27 day of June, 1955, pursuant to the provisions of the "Annexation of Uninhabited Territory Act of 1939" more particularly Section 35317 of the Government Code, there was filed in my office:

A copy of Ordinance No. 396 of the City of W. Covina certified by the City Clerk of said City.

I further certify that the 23 day of May, 1955, is stated in the certificate of said City Clerk as the date on which said Ordinance was regularly passed and adopted by the City Council of said City and

That said ordinance sets forth approval of the annexation to the City of W. Covina of certain uninhabited territory, a description of the boundaries and the designation thereof as:

"West Covina Annexation District No. 130" (Hobby)  
(Partially)

In Witness whereof, I hereunto set my hand and affix the Great Seal of the State of California

this 27 day of June 1955.

Signed - Secretary of State



ORDINANCE NO. 396

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING THE ANNEXATION TO, INCORPORATING IN AND MAKING A PART OF SAID CITY OF WEST COVINA, CERTAIN UNINHABITED TERRITORY OUTSIDE THE SAID CITY AND CONTIGUOUS THERETO, KNOWN AS "WEST COVINA ANNEXATION DISTRICT NO. 130" (Hardy-Ramirez).

WHEREAS, under and pursuant to and in accordance with the provisions of the "Uninhabited Territory Act of 1939", as amended, the City Council of the City of West Covina, in due course received a written petition signed by not less than one-fourth of the owners of the area of land described therein and representing not less than one-fourth of the assessed value of said territory according to the last preceding equalized assessment roll of the County of Los Angeles, California; and

WHEREAS, prior to the filing with the City Council of said City the proposal for the annexation of said territory to the City of West Covina was submitted and reported favorably upon to the proponents thereof by the Boundary Commission of Los Angeles County with respect to the definiteness and certainty of the proposed boundaries, pursuant to Section 35002 of the Government Code of the State of California; and

WHEREAS, the City Council did at a regular meeting thereof duly adopt a Resolution giving notice of the proposed annexation, which Resolution specifically described the boundaries of the territory so proposed to be annexed to the City of West Covina, designating the same as "West Covina Annexation District No. 130"; and

WHEREAS, said Resolution and notice were duly published twice, in accordance with law, which said Resolution and notice aforesaid gave notice of the day, hour and place when and where any person owning real property within said territory so proposed to be annexed, and having any objection to the proposed annexation, might appear before the City Council and show cause why such territory should not be so annexed, and said publications were complete twenty (20) days prior to the date of such hearing; and

WHEREAS, the City Clerk did, not less than twenty (20) days before the public hearing on the proposed annexation, cause a written notice, in accordance with the provisions of the Government Code, of said proposed annexation to be mailed to each person to whom land within the territory proposed to be annexed is assessed on the last preceding equalized County Assessment Roll available on the date the proceedings were initiated, at the address shown on said assessment roll; and



WHEREAS, the City Council of the City of West Covina set such hearing for not less than fifteen (15) days nor more than fifty (50) days from the date of the adoption of such Resolution, to wit: for 8:00 o'clock P.M., on April 25, 1955, before said City Council at the City Hall, West Covina; and

WHEREAS, at the time set aforesaid, to wit: April 25, 1955, at 8:00 o'clock P.M., of said day, said matter and order to show cause duly came before said City Council at a regular meeting thereof, for hearing, and no written protest having been filed against the proposed annexation, and good cause appearing therefor; and

WHEREAS, the property and territory hereinafter specifically described are contiguous to properties within the corporate limits of the City of West Covina and is uninhabited within the meaning of Section 35303 of said Government Code; and

WHEREAS, there has been filed with the City Clerk of said City the written consent of the petitioners as owners of all of the property so proposed to be annexed to the City of West Covina, wherein consent was given that said property after its annexation may be taxed equally with the property within the City of West Covina to pay the bonded indebtedness of the City of West Covina both outstanding at the date of such annexation or theretofore authorized and to be represented by bonds of the City of West Covina thereafter to be issued;

NOW, THEREFORE, the City Council of the City of West Covina does ordain as follows:

SECTION 1. That the annexation to the City of West Covina of the territory hereinafter described, which boundary description was submitted to and duly approved before filing by the Boundary Commission of Los Angeles County as to definiteness and certainty, and which territory was designated in the resolution and notice of said City Council as "West Covina Annexation District No. 130", be and the same is hereby approved, and the territory hereinafter described be, and the same is hereby ordained to be annexed to, incorporated in, and made a part of the City of West Covina, California, and that such property after its annexation to the City of West Covina, shall be deemed to be classified as "R-1", Area District IV, including Lots 38, 39 and 40 of the subdivision map heretofore submitted for approval of the northernly portion of said territory and the remaining lots or parcels included in said subdivision map shall be deemed to be classified as "R-1", Area District III, under the provisions of the Zoning Ordinance and subject to the provisions of Ordinance No. 384 of the City of West Covina, and shall be taxed equally with the property within the City of West Covina to pay the bonded indebtedness of the City of West Covina outstanding on the date of such annexation for 1951 Improvement Bonds heretofore authorized and issued by the City of West Covina or bonded indebtedness theretofore authorized and to be represented by bonds of the City of West Covina thereafter to be issued.



SECTION 2. The territory hereinbefore referred to, and which is hereby annexed to and made a part and incorporated in said City of West Covina, is more particularly described as follows, to wit:

That portion of Lot 116 of Tract No. 930, in the County of Los Angeles, State of California, as per map recorded in Book 17, pages 38 and 39 of Maps, in the office of the County Recorder of said County, described as follows:

Commencing at a point in the southerly prolongation of the east line of Lot 55 of said Tract No. 930, distant thereon South 1°04' West 221.40 feet from the southeast corner of said Lot 55, said point being the most southerly corner of the land, described in the deed to Hollenbeck Street Water Company, recorded December 20, 1917 as Instrument No. 8, in Book 6602 page 71 of Deeds, in the office of the County Recorder of said County, and being also in the westerly line of the land described in the deed to A. M. Hansen, recorded November 8, 1944, as Instrument No. 942, in Book 21459 page 27, Official Records, in the office of the County Recorder of said County; thence along the westerly line of said Hansen lands, the following courses: South 1°04' West 253.69 feet, South 30°12'40" West 202.84 feet; South 12°55'40" West 67.89 feet to the true point of beginning; thence continuing along the westerly line of said Hansen lands, the following courses: South 12°55'40" West 136.51 feet, South 33°15'50" East 225.68 feet; and South 8°47'30" East 85.27 feet; thence still along said westerly line and its prolongation, South 50°23'20" East 215.04 feet; thence South 10°06'30" West 355.35 feet; thence South 29°32'30" East 155.25 feet; thence South 2°05'30" East 240.69 feet; thence South 30°22'20" West 255.92 feet; thence South 23°16'10" East 616.01 feet; thence South 11°52' East 165.00 feet; thence at right angles to the easterly line of the land described as Parcel 1 in the deed to Emil G. Galster, recorded February 21, 1944 as Instrument No. 305, in Book 20612, page 319 of said Official Records, North 88°56'00" West 1400.89 feet to the last mentioned easterly line; thence along the said last mentioned easterly line North 1°04'00" East 1020.18 feet more or less to a point in the said last mentioned easterly line distant thereon South 1°04'00" West 260.78 feet from the northeast corner of the said land of Galster; thence South 88°56'00" East 373.87 feet; thence North 18°09'33" East 632.74 feet to a point distant South 48°17'30" East 80.00 feet from a point in the easterly prolongation of that line in the southerly boundary of the land described in the deed to George A. Ramirez, et ux., recorded on September 8, 1948 as Instrument No. 1822 in Book 28199 page 24 of Official Records of said County, described in said last mentioned deed as having a bearing of "South 86°42'30" West" and a length of "98.00 feet", the last mentioned point being North 86°42'30" East along the last mentioned prolongation 80.00 feet from the



southeasterly corner of the land described in the last mentioned deed; thence North  $48^{\circ}17'30''$  West 80 feet to said last mentioned prolongation; thence along the last mentioned prolongation and along the southerly line of the land described in the last mentioned deed South  $86^{\circ}42'30''$  West 178.00 feet; thence North  $57^{\circ}00'30''$  West 56.78 feet to a point on the easterly prolongation of the northerly line of the land described in the deed to San Jose Hills Water Co., recorded May 13, 1946 as Instrument No. 1340 in Book 23107 page 233, Official Records of said County; thence along said last mentioned easterly prolongation South  $80^{\circ}38'30''$  West 98.32 feet to a point that is North  $80^{\circ}38'30''$  East 261.16 feet along the said northerly line and the said last mentioned easterly prolongation from the northwesterly corner of the land described in said last mentioned deed; thence North  $76^{\circ}36'12''$  West 176.87 feet; thence South  $72^{\circ}01'30''$  West 101.44 feet to a point in the westerly boundary of that certain 30-foot easement conveyed by the Covina Highlands Development Co., to San Jose Hills Water Co. by deed recorded May 13, 1946 as Instrument No. 1343 in Book 23057 page 336, Official Records of said County, said Westerly boundary being also the Easterly boundary of the City of West Covina as same existed on December 17, 1954; thence along the westerly boundary of the said 30-foot easement and the Easterly boundary of the City of West Covina North  $11^{\circ}46'00''$  West 86.10 feet to the beginning of a tangent curve in said last mentioned westerly boundary, said tangent curve being concave to the east and having a radius of 175.00 feet; thence along said curve through a central angle of  $42^{\circ}57'57''$ , a distance of 131.23 feet to a point that is distant southerly measured along the said curve an arc length of 48.70 feet from the northerly terminus of the said curve in the said last mentioned westerly boundary, thence South  $88^{\circ}55'20''$  East 731.53 feet; thence North  $35^{\circ}46'15''$  East 402.47 feet; thence South  $77^{\circ}04'20''$  East to the true point of beginning, a distance of 50.08 feet

Said territory shall be designated as "West Covina Annexation District No. 130".


SECTION 3. The City Clerk shall certify to the adoption of this Ordinance, and prior to the expiration of fifteen (15) days from the passage thereof, shall cause the same to be published once in the West Covina Tribune, a newspaper of general circulation published and circulated in the City of West Covina, and thirty (30) days from and after the final passage thereof said Ordinance shall take effect and be in force, and shall file a certified copy thereof with the Secretary of State, of the State of California, and after such certified copy has been so filed, and a certificate of the Secretary of State certifying to its filing has been received by the City of West Covina, the City Clerk shall file a copy of the map of said territory with the following: The County Surveyor of Los Angeles County; the County Recorder of Los Angeles County; the Board of Supervisors of the County of Los Angeles; the County Assessor of said County; the County Engineer of said County; the Board of Equalization of the State of



California, and the Census Bureau of the United States Government.

JOE HURST  
Mayor of the City of West Covina

ATTEST:

  
ROBERT FLOTTEN  
City Clerk

I HEREBY CERTIFY that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of West Covina, held on the 23rd day of May, 1955, by the affirmative vote of at least three Councilmen, to wit:

AYES: Councilmen James W. Kay, Bert C. Van Horn, J. Cal  
Sperline, Jay D. Brown, Joe Hurst, Mayor

NOES: None

ABSENT: None

  
ROBERT FLOTTEN  
City Clerk of the City of West Covina



AFFIDAVIT OF COMPLIANCE

STATE OF CALIFORNIA           )  
COUNTY OF LOS ANGELES    )SS.  
CITY OF WEST COVINA        )

LELA W. PRESTON, being first duly sworn deposes and says; That she is the duly appointed Deputy City Clerk of the City of West Covina, a municipal corporation, and as such is the Deputy Clerk of the City Council of the City of West Covina; that all the requirements of the laws pertaining to the proceedings heretofore initiated for the annexation of the following described territory to the City of West Covina have been complied with:

All that property in the county of Los Angeles, State of California, within the following described boundaries: (Annexation District No. 130)

Commencing at a point in the southerly prolongation of the east line of Lot 55 of said Tract No. 930, distant thereon South 1° 04' West 221.40 feet from the southeast corner of said Lot 55, said point being the most southerly corner of the land, described in the deed to Hollenbeck Street Water Company, recorded December 20, 1917 as Instrument No. 8, in Book 6602 Page 71 of Deeds, in the office of the County Recorder of said County, and being also in the westerly line of the land described in the deed to A.M. Hansen, recorded November 8, 1944, as Instrument No. 942, in Book 21459 page 27, Official Records, in the office of the County Recorder of said County; thence along the westerly line of said Hansen lands, the following courses: South 1° 04' West 253.69 feet, South 30° 12' 40" West 202.84 feet; South 12° 55' 40" West 67.89 feet to the true point of beginning; thence continuing along the westerly line of said Hansen lands, the following courses: South 12° 55' 40" West 136.51 feet, South 33° 15' 50" East 225.68 feet; and South 8° 47' 30" East 85.27 feet; thence still along said westerly line and its prolongation, South 50° 23' 20" East 215.04 feet; thence South 10° 06' 30" West 355.35 feet; thence South 29° 32' 30" East 155.25 feet; thence South 2° 05' 30" East 240.69 feet; thence South 30° 22' 20" West 255.92 feet; thence South 23° 16' 10" East 616.01 feet; thence South 11° 52' East 165.00 feet; thence at right angles to the easterly line of the land described as Parcel 1 in the deed to Emil G. Galster, recorded February 21, 1944 as Instrument No. 305, in Book 20612, page 319 of said Official Records, North 88° 56' 00" West 1400.89 feet to the last mentioned easterly line; thence along the said last mentioned easterly line North 1° 04' 00" East 1020.18 feet more or less to a point in the said last mentioned easterly line distant thereon South 1° 04' 00" West 260.78 feet from the northeast corner of the said land of Galster; thence South 88° 56' 00" East 373.87 feet; thence North 18° 09' 33" East 632.74 feet to a point distant South 48° 17' 30"



East 80.00 feet from a point in the easterly prolongation of that line in the southerly boundary of the land described in the deed to George A. Ramirez, et ux., recorded on September 8, 1948 as Instrument No. 1822 in Book 28199 page 24 of Official Records of said County, described in said last mentioned deed as having a bearing of "South 86° 42' 30" West and a length of "98.00 feet", the last mentioned point being North 86° 42' 30" East along the last mentioned prolongation 80.00 feet from the southeasterly corner of the land described in the last mentioned deed; thence North 48° 17' 30" West 80 feet to said last mentioned prolongation; thence along the last mentioned prolongation and along the southerly line of the land described in the last mentioned deed South 86° 42' 30" West 178.00 feet; thence North 57° 00' 30" West 56.78 feet to a point on the easterly prolongation of the northerly line of the land described in the deed to San Jose Hills Water Co., recorded May 13, 1946 as Instrument No. 1340 in Book 23107 page 233, Official Records of said County; thence along said last mentioned easterly prolongation South 80° 38' 30" West 98.32 feet to a point that is North 80° 38' 30" East 261.16 feet along the said northerly line and the said last mentioned easterly prolongation from the northwesterly corner of the land described in said last mentioned deed; thence North 76° 36' 12" West 176.87 feet; thence South 72° 01' 30" West 101.44 feet to a point in the westerly boundary of that certain 30-foot easement conveyed by the Covina Highlands Development Co., to San Jose Hills Water Co. by deed recorded May 13, 1946 as Instrument No. 1343 in Book 23057 page 336, Official Records of said County, said Westerly boundary being also the Easterly boundary of the City of West Covina as same existed on December 17, 1954; thence along the westerly boundary of the said 30-foot easement and the Easterly boundary of the City of West Covina North 11° 46' 00" West 86.10 feet to the beginning of a tangent curve in said last mentioned westerly boundary, said tangent curve being concave to the east and having a radius of 175.00 feet; thence along said curve through a central angle of 42° 57' 57", a distance of 131.23 feet to a point that is distant southerly measured along the said curve an arc length of 48.70 feet from the northerly terminus of the said curve in the said last mentioned westerly boundary, thence South 88° 55' 20" East 731.53 feet; thence North 35° 46' 15" East 402.47 feet; thence South 77° 04' 20" East to the true point of beginning, a distance of 50.08 feet.

That there is attached hereto a certified copy of Ordinance No. 396 adopted by the said City Council of the City of West Covina on the 23rd day of May, 1955, together with a map delineating the boundary description as set forth in said proceedings.

Lela W. Kreston  
Deputy City Clerk of the City of  
West Covina, California

Subscribed and sworn to before me,  
this 7<sup>th</sup> day of July, 1955.

Lawrence C. McMillan  
Notary Public in and for said County  
and State. My Commission Expires August 12, 1956



# COUNTY BOUNDARY COMMISSION

COUNTY ENGINEER & SURVEYOR  
#9 10

COUNTY OF LOS ANGELES

501 Hall of Records

1954 DEC 27 AM 8 16

REPLY FOR W.J.F. P.L.G.  
BY  
TO W.J.F. P.L.G.

December 23, 1954

R. E. Pontow, City Engineer  
City of West Covina  
West Covina, California

Re: Proposed annexation to the  
City of West Covina "Annexation  
District No. 130."

Dear Sir:

At the meeting held on December 22, 1954, the County Boundary Commission reviewed the boundary description and map submitted by you with your letter of December 6, 1954, of the proposed annexation to the City of West Covina "Annexation District No. 130".

Upon recommendation of the County Surveyor, slight revisions of the boundary description were made to provide the definiteness and certainty required by Section 35002 of the Government Code. Said revisions were in the wording of the boundary description and made no change in the location of the boundaries as shown on the map.

With these revisions, the County Boundary Commission approved the boundaries of the above proposed annexation. A copy of the approved revised legal description is enclosed for your use.

Very truly yours,

*Ray E. Lee*  
Ray E. Lee, Secretary  
COUNTY BOUNDARY COMMISSION

REL:sjs

Encl.

cc: William J. Fox, County Surveyor  
✓ R. F. Flickwir, Co. Surv. Office



December 21, 1954

Mr. Herbert C. Legg, Chairman  
County Boundary Commission  
501 Hall of Records

Attention Mr. Ray E. Lee

Dear Sir:

SUBJECT: City of West Covina  
"Annexation No. 130"

Pursuant to your request of December 7, regarding the proposed "Annexation No. 130" to the City of West Covina, we have reviewed the legal description of the boundaries submitted by the City and find that the description requires some revision to provide the definiteness and certainty intended under the provisions of Section 35002 of the Government Code.

Therefore, we have prepared the enclosed revised description of boundaries, which we recommend that the Commission approve and forward to the City of West Covina.

Maps showing this proposed annexation, and all original papers regarding this matter are enclosed.

Yours very truly,

William J. Fox  
COUNTY ENGINEER AND SURVEYOR

Harold A. Harris, Division Engineer

HAN-HEH:FAS  
Encls. (5)

cc: Ray E. Lee

R.L.G.  
File



82. 227. 007  
DEC 7 1954 (3)  
**COUNTY BOUNDARY COMMISSION**

COUNTY OF LOS ANGELES

COUNTY ENGINEER & SURVEYOR  
REC'D TO

501 Hall of Records

December 7, 1954

1954 DEC 8 PM 3 58

Re: **Proposed Annexation No. 130**  
to the City of **West Covina**

(petitioned by W. E. Hardy and  
George A. Ramirez)

Mr. William J. Fox  
County Engineer and Surveyor

Dear Mr. Fox:

Attached is a communication from R. E. Pontow, City  
**Engineer, City of West Covina, 1444 West Garvey Avenue,**  
requesting the County Boundary Commission to check as  
to definiteness and certainty, in accordance with  
Section 35002 of the Government Code, the boundaries  
of the above-designated territory proposed to be  
annexed to the City of **West Covina.**

Will you kindly review the description and map attached  
and return them with your recommendation to the County  
Boundary Commission.

Sincerely yours,

*Ray C. Lee*  
Secretary.

REL:hk

Attach.

cc: Mr. R. F. Flickwir  
County Surveyor's Office

**INTERE**  
DEC 9 1954

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DESCRIPTION OF PROPOSED  
"ANNEXATION DISTRICT NO. 130" TO  
THE CITY OF WEST COVINA

(Revised)

That portion of Lot 116 of Tract No. 930, in the County of Los Angeles, State of California, as per map recorded in Book 17, pages 38 and 39 of Maps, in the office of the County Recorder of said County, described as follows:

Commencing at a point in the southerly prolongation of the east line of Lot 55 of said Tract No. 930, distant thereon South 1°04' West 221.40 feet from the southeast corner of said Lot 55, said point being the most southerly corner of the land described in the deed to Hollenbeck Street Water Company, recorded December 20, 1917 as Instrument No. 8, in Book 6602 page 71 of Deeds, in the office of the County Recorder of said County, and being also in the westerly line of the land described in the deed to A. M. Hansen, recorded November 8, 1944, as Instrument No. 942, in Book 21459 page 27, Official Records, in the office of the County Recorder of said County; thence along the westerly line of said Hansen lands, the following courses: South 1°04' West 253.69 feet, South 30°12' 40" West 202.84 feet; South 12°55'40" West 67.89 feet to the true point of beginning; thence continuing along the westerly line of said Hansen lands, the following courses: South 12°55'40" West 136.51 feet, South 33°15'50" East 225.68 feet, and South 8°47'30" East 85.27 feet; thence still along said westerly line and its prolongation, South 50°23'20" East 215.04 feet; thence South 10°06'30" West 355.35 feet; thence South 29°32'30" East 155.25 feet; thence South 2°05'30" East 240.69 feet; thence South 30°22'20" West 255.92 feet; thence South 23°16'10" East 616.01 feet; thence South 11°52' East 165.00 feet; thence at right angles to the easterly line of the land described as Parcel 1 in the deed to Emil G. Galster, recorded February 21, 1944 as Instrument No. 305, in Book 20612 page 319 of said Official Records, North 88°56'00" West 1400.89 feet to the said last-mentioned easterly line; thence along the said last mentioned easterly line North 1°04'00" East 1020.18 feet more or less to a point in the said last-mentioned easterly line distant thereon South 1°04'00" West 260.78 feet from the northeast corner of the said land of Galster; thence South 88°56'00" East 373.87 feet; thence North 18°09'33" East 632.74 feet to a point distant South 48°17'30" East 80.00 feet from a point in the easterly prolongation of that line in the southerly boundary of the land described in the deed to George A. Ramirez et ux, recorded on September 8, 1948 as Instrument No. 1822 in Book 28199 page 24 of Official Records of said County, described in said last mentioned deed as having a bearing of "South 86°42'30" West" and a length of "98.00 feet", the last mentioned point being North 36°42'30" East along the last mentioned prolongation 80.00 feet from the southeasterly corner of the land described in the last mentioned deed; thence North 48°17'30" West 80 feet to said mentioned prolongation; thence along the last mentioned prolongation and along the southerly line of the land described in the last mentioned deed South 86°42'30" West 178.00 feet; thence North 57°00'30" West 56.78 feet to a point on the easterly prolongation of the northerly line of the land described in the deed to San Jose Hills Water Co., recorded May 13, 1946 as Instrument No. 1340 in Book 23107 page 233, Official Records of said County; thence along said last mentioned easterly



DESCRIPTION OF PROPOSED  
"ANNEXATION DISTRICT NO. 130" TO  
THE CITY OF WEST COVINA  
(Revised) Cont'd

prolongation South  $80^{\circ}38'30''$  West 98.32 feet to a point that is North  $80^{\circ}38'30''$  East 261.16 feet along the said northerly line and the said last mentioned easterly prolongation from the northwesterly corner of the land described in said last mentioned deed; thence North  $76^{\circ}36'12''$  West 176.87 feet; thence South  $72^{\circ}01'30''$  West 101.44 feet to a point in the westerly boundary of that certain 30-foot easement conveyed by the Covina Highlands Development Co., to San Jose Hills Water Co. by deed recorded May 13, 1946 as Instrument No. 1343 in Book 23057 page 336, Official Records of said County, said Westerly boundary being also the Easterly boundary of the City of West Covina as same existed on December 17, 1954; thence along the westerly boundary of the said 30-foot easement and the Easterly boundary of the City of West Covina North  $11^{\circ}46'00''$  West 86.10 feet to the beginning of a tangent curve in said last mentioned westerly boundary, said tangent curve being concave to the east and having a radius of 175.00 feet; thence along said curve through a central angle of  $42^{\circ}57'57''$ , a distance of 131.23 feet to a point that is distant southerly measured along the said curve an arc length of 48.70 feet from the northerly terminus of the said curve in the said last mentioned westerly boundary, thence South  $88^{\circ}55'20''$  East 731.53 feet; thence North  $35^{\circ}46'15''$  East 402.47 feet; thence South  $77^{\circ}04'20''$  East to the true point of beginning, a distance of 50.08 feet;.

REVISION APPROVED  
DE. 1254  
WILLIAM J. FOX  
COUNTY CLERK

BY *Richard M. Cron* 1254-1255